



City of San Juan Bautista

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AGENDA

PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

TUESDAY – JULY 5, 2016

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

**1. Call to Order
Roll Call**

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

4. Consent Items

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Mailing Public Hearing Notices**
- C. Approve Minutes for the January 5, 2016 Meeting**
- D. Approve Minutes for the March 1, 2016 Meeting**
- E. Approve Minutes for the April 5, 2016 Meeting**

5. Public Hearing Items

- A. Consider re-approval of the amended D'Ambrosio Vista tentative map into two phases, Phase 1 Lots 1-8 Phase 2 Lots 9-27.**
 - i. Approve Resolution 2016-XX Recommending to the City Council the Amendment of the Tentative Map into two phases.**
- B. Consider approval for Site & Design Review for D' Ambrosio Vista Lot 1-8 Phase One**
 - i. Approve Resolution 2016-XX approving Site & Design Review for D'Ambrosio Vista Phase One.**
- C. Consider amending the Site and Design Review for 403A Seventh Street. Applicant: Anthony Nicola**
 - i. Approve Resolution 2016-XX Amending the Site & Design Review for 403A Seventh Street; colors only.**

- D. Consider Approval of a Site & Design Review for a Secondary Unit at 505 Second Street.
Applicant: Andy Moore.**
 - i. Approve Resolution 2016-XX Approving Site & Design Review for the secondary unit at 505 Second Street.**

E. Consider Revision of the Proposed Noise Ordinance Recommended by the City Attorney

F. Consider Revision of the Proposed Home Occupations Ordinance Recommended by the City Attorney

6. Discussion Items

- A. Review Existing Fencing Regulations in the SJBMC & Design Guidelines**
- B. Brewery Update**
- C. Harvey's Lock-Up Update (the sidewalk and driveway(s) proposed for the west side)**
- D. Parking Requirements**
- E. Sewer- Third Party Evaluations of Current System**
- F. Water- Well #4 Status, Well #5 Plan, Well #6**
- G. Increasing Development Fees**
- H. Expiration Dates for Planning Commission Issued Permits**

7. Comments & Reports

- A. Planning Commissioners**
- B. City Manager**
- C. Assistant City Planner**
- D. Strategic Planning Committee Report**

8. Adjournment